

Planning and Development Department Case Information

Case Number: AZ26-0160

Meeting Date: Board of Commissioners 07-07-2026

Applicant/Owner:

Igor Mitrovic
2435 Daniel Cemetery Road
Monroe, Georgia 30656

Current Zoning: The current zoning is A.

Request: Alteration to Zoning Conditions on Rezone Z24-0067 to remove the following wording: "no additional buildings on the property".

Addresses: 2435 Daniel Cemetery Road, Monroe, Georgia 30656

Map Numbers/Site Areas: Parcel #C1200177 contains 6.63 acres

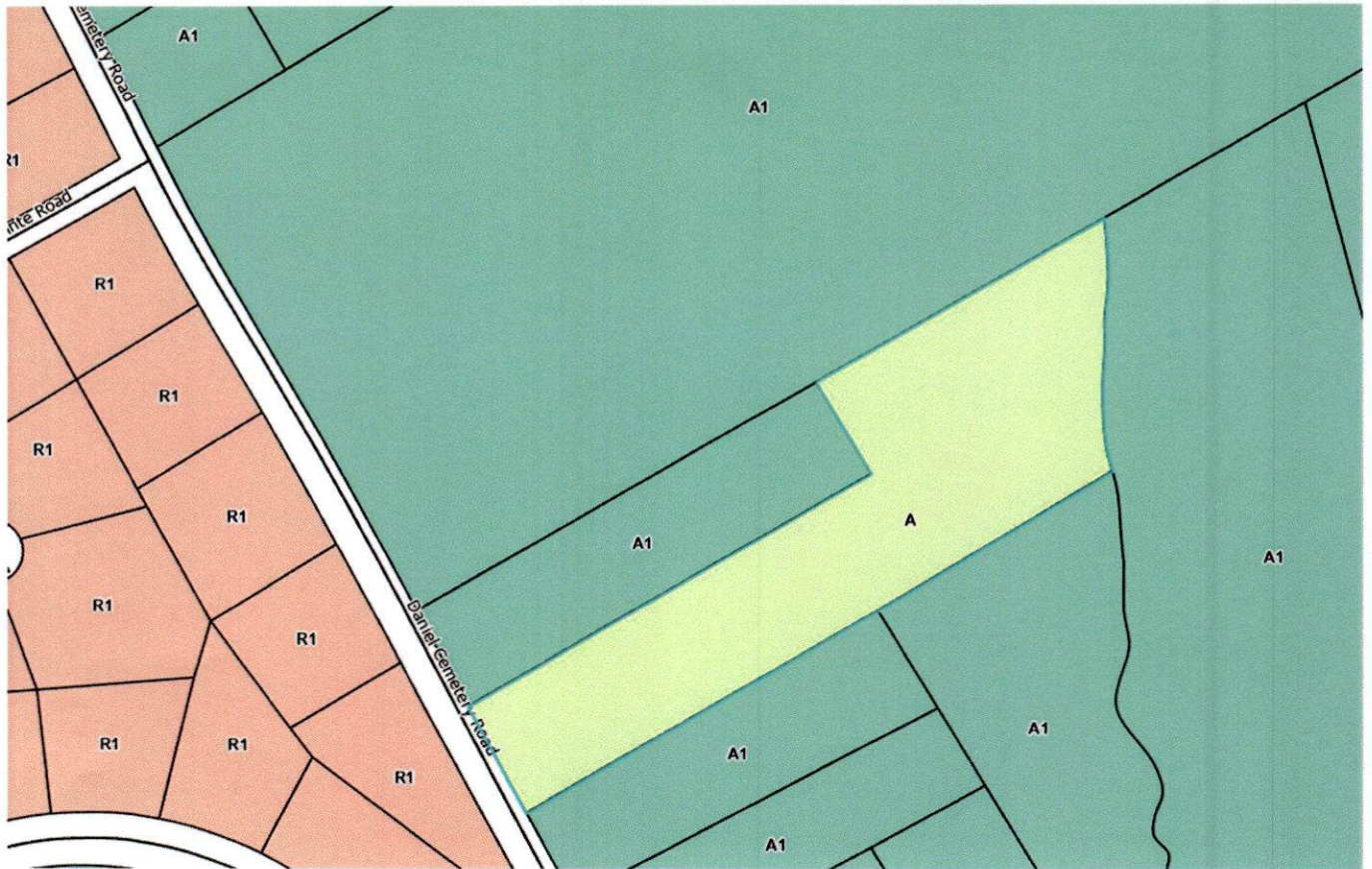
Character Area: Suburban

District 6 Commissioner- Kirklyn Dixon

Existing Site Conditions: Property consists of a house and barns.

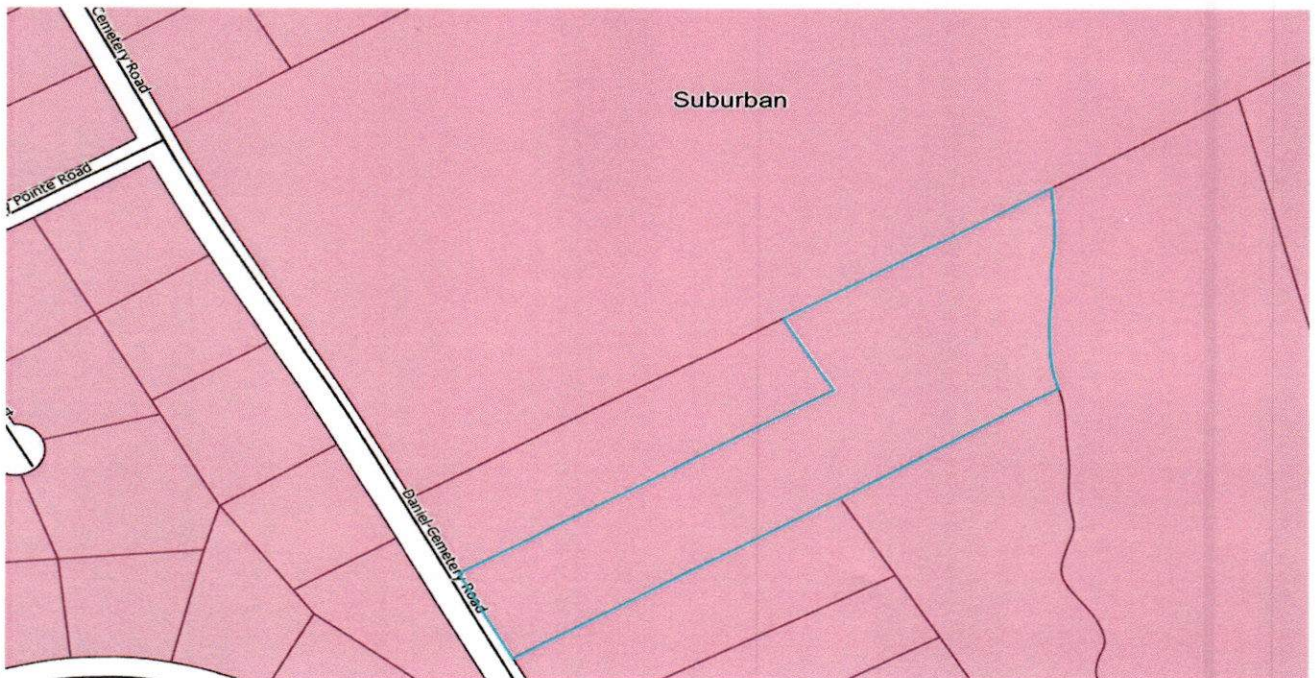


The surrounding properties are zoned A, A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History:

Z24-0067 PJ25-0201	Igor Mitrovic	Rezone from A1 to A to Raise show quality poultry/fowl & parrots	C120017 2435 Daniel Cemetery Road	Approved w/ Con.
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Conditions:

Property to be rezoned for this purpose only, cleanup dump pile, downward lighting, lights to be out at 6 p.m. during standard time and 8 p.m. during daylight savings time, **no additional buildings on the property**, additional sound barrier next to the Connerly property, obtain a retroactive permit, may upgrade the current buildings but limited to 1,650 birds. Approve the Variance requested for setbacks on existing buildings; number of birds not to go past the USDA minimum requirements of 1,650 and that the property be rezoned for the purpose requested only.

Staff Comments/Concerns:

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z24-0067

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING
MAP OF WALTON COUNTY, GEORGIA**

WHEREAS, the Walton County Planning Commission held a duly advertised public hearing and filed a formal recommendation with the Board of Commissioners of Walton County upon an Application to Amend the Official Zoning Map of Walton County from A1 to A for the proposed use of to raise "show quality" poultry/fowl & parrots on a tract of land containing 6.63 acres located at 2435 Daniel Cemetery Road, Monroe, Georgia 30656, Parcel C1200177 and;

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map of Walton County has been duly published in The Walton Tribune, the Official News Organ of Walton County; and

WHEREAS, a public hearing was held by the Board of Commissioners of Walton County on April 1, 2025.

NOW, THEREFORE, the Board of Commissioners of Walton County, Georgia, hereby ordains that the aforesaid Application requesting Rezone and Variance for setbacks on existing buildings is hereby **APPROVED with the following conditions:** Property to be rezoned for this purpose only, cleanup dump pile, downward lighting, lights to be out at 6 p.m. during standard time and 8 p.m. during daylight savings time, no additional buildings on the property, additional sound barrier next to the Connerly property, obtain a retroactive permit, may upgrade the current buildings but limited to the 1,650 birds. Approve the Variance requested for setbacks on existing buildings; number of birds not to go past the USDA minimum requirements of 1,650 and that the property be rezoned for the purpose requested only.

SO ORDAINED, this 1st day of April, 2025.

Board of Commissioners of Walton County

By: _____

David G Thompson, Chairman

Attest: _____

Rhonda Hawk, County Clerk

4/17/2025

Alteration To Zoning Conditions Application # AZ26-0160
Application to Amend the Official Zoning Map of Walton County, Georgia

Board of Comm Meeting Date 07-07-2026 at 6:00PM held at **WC Historical Court House**
You or your agent must attend the meeting

Map/Parcel _____

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Igor Mitrovic
2435 Daniel Cemetery Rd NW
(078-559-4954)

Igor Mitrovic
2435 Daniel Cemetery Rd.
678-559-4954

(If more than one owner, attach Exhibit "A")

Location: 2435 Daniel Cemetery Rd NW Zoning A Acreage 6.63

Existing Use of Property: Residential/agriculture

Existing Structures: House + ag barns

List requested conditions to be removed or changed _____
"No additional buildings on the property"

Property is serviced by the following:

Public Water: Provider: WCWD Well:

Public Sewer: Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Igor Mitrovic Date 6/3/2026 Fee Paid \$ 250.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A Surrounding Zoning: North A1 South A1
 East A1 West A, A1, R1

Comprehensive Land Use: Suburban

Commission District: 6-Kirklyn Dixon Watershed: _____ TMP _____

I hereby withdraw the above application _____ Date _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.

Algor M. Turner 6/2/2016

Signature of Applicant/Date

Check one: Owner Agent _____



**Walton County
Planning and Development**

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

OCCUPATIONAL TAX CERTIFICATE

BUSINESS LICENSE NUMBER : 25-0183

Pursuant to the provisions of the Walton County Comprehensive Land Development Ordinance

BNB ENTERPRISES

2435 DANIEL CEMETERY RD, MONROE

Has been duly licensed by the County of Walton to engage in the business of:

Animal Services

BIRD BREEDING AND DEALER

Description, Limitations, Notes: BIRD BREEDING AND SALES

The Issuance of an Occupational Tax Certificate shall not be interpreted that such business is in compliance with State or Federal Statutes and Regulations or Deed Covenants.

*****POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION***
THIS LICENSE IS NOT TRANSFERABLE AND IS SUBJECT TO BE REVOKED IF ABUSED**

**ROSE BRYAN
Permit Coordinator**



**EFFECTIVE DATE
May 14, 2025**

**EXPIRATION DATE
May 14, 2026**

Dear Board of Commissioners,

I respectfully request approval of an amendment to the zoning conditions for my property by removing the condition prohibiting additional buildings on the site.

Since the property was rezoned, it has operated in accordance with the approved use and has remained compatible with neighboring properties and the surrounding area. The concerns raised during the original rezoning process have not materialized, and the use has not created adverse impacts on adjacent properties or the community.

Removing this condition would provide flexibility for improvements needed to support the birds on the property. Any new structures would remain subject to all applicable county requirements, including permits, setbacks, and any other development reviews.

I want to emphasize that this request is not intended to increase the number of birds beyond the current limit of 1,650 established through the zoning approval process. Any additional structures would support the care, management, and housing of the birds already permitted on the property.

Although current zoning conditions allow modifications to existing structures, this would result in attached lean-tos or similar additions that are less functional and visually appealing. Properly designed detached or expanded structures with raised, sloped roofs would improve ventilation, reduce heat buildup, provide better winter protection, and enhance bird welfare.

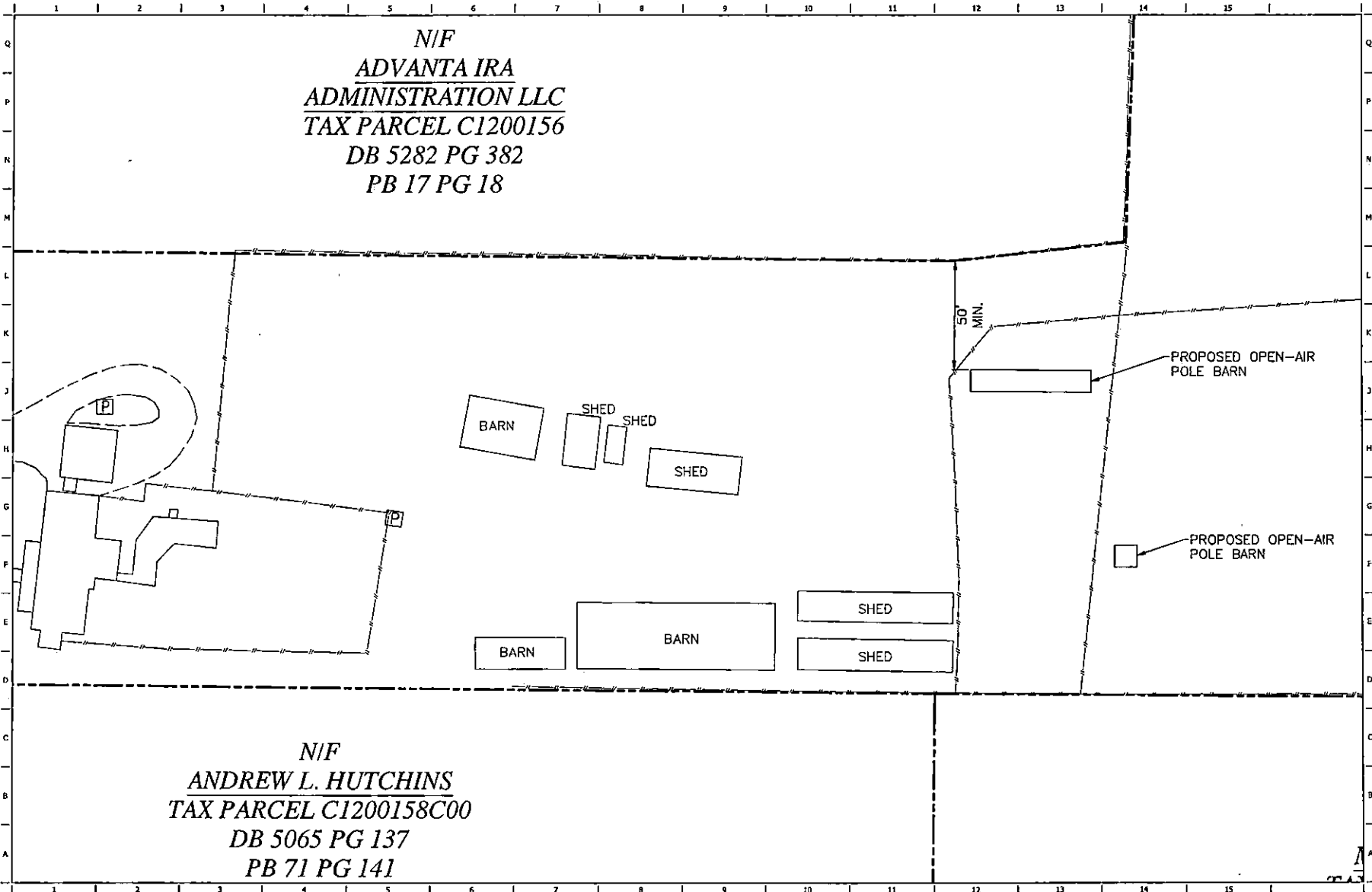
This request does not seek to change the approved use of the property. Rather, it seeks to remove a restriction that I believe is no longer necessary and allow future structures to be reviewed under the same standards that apply to other similarly zoned properties.

For these reasons, I respectfully request approval of this amendment and removal of the condition prohibiting additional buildings.

Thank you for your consideration,

Igor Mitrovic

N/F
ADVANTA IRA
ADMINISTRATION LLC
TAX PARCEL C1200156
DB 5282 PG 382
PB 17 PG 18



N/F
ANDREW L. HUTCHINS
TAX PARCEL C1200158C00
DB 5065 PG 137
PB 71 PG 141